



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:15 P.M. in Council Chambers
Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL,
MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA
McSWAIN

EXCUSED: MEMBER STEPHEN QUINN

ALSO PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN
KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING &
DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT.,
TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., SEAN ROBERTSON -
PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, QIONG
LIU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO
- CITY CLERK'S OFFICE, AND LINDA OWENS - CITY CLERK'S OFFICE

MINUTES:

ANDREW REED, Planning and Development, called the Briefing to order at 5:28 P.M.

ITEM 3, TM-0015-02:

MR. REED stated that staff would like to have this item pulled off the Consent portion of the agenda and heard immediately after Item 10, as the two cases are related.

ITEM 4, TM-0016-02:

MR. REED said that staff and the applicant have agreed to make a change in a condition. Staff would like to have this item heard separately.

ITEM 9, Z-0167-94(2):

MR. REED noted that this is an amusement ride associated with the Stratosphere Hotel/Casino property. Due to an illness in the family, the attorney representing this request had to leave town. Therefore, the applicant would like to have this item held until the 5/9/2002 Planning Commission meeting. Staff expects several individuals will object to any abeyance of this item. ROBERT GENZER, Planning and Development, added that this application will not be heard before 7:00 P.M. this evening.

City of Las Vegas

PLANNING COMMISSION BRIEFING OF APRIL 11, 2002 Planning and Development Department Briefing

MINUTES - Continued:

ITEM 10, [V-0098-01]:

MR. REED explained that if this item is approved, it could be final action at this meeting.

ITEM 16 [GPA-0002-02] and ITEM 17 [Z-0016-02]:

MR. REED explained that staff is processing a Text Amendment, which could affect this request. Therefore, the applicant would like to have this item TABLED to review that amendment.

ITEM 18 [Z-0012-02] and ITEM 19 [Z-0012-02(1)]:

MR. REED noted that the applicant has requested these items be held in abeyance until the 5/9/2002 meeting in order to resolve issues related to this request.

ITEM 20 [GPA-0003-02], ITEM 21 [Z-0017-02], and ITEM 22 [Z-0017-02(1)]:

MR. REED explained that this is a City park that is being proposed for Washington Avenue and Buffalo Drive. Part of staff's presentation will include a computer simulation of the possible development of the site.

ITEM 23 [V-0013-02]:

MR. REED announced that the applicant has requested this item be withdrawn without prejudice.

GENERAL DISCUSSION:

BART ANDERSON, Public Works, announced that DAPHNEE LEGARZA, Public Works, has accepted another position with the City and will no longer be attending any Planning Commission meetings.

BRIEFING ADJOURNED AT 5:32 P.M.



PLANNING COMMISSION AGENDA

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN

EXCUSED: MEMBER STEPHEN QUINN

ALSO PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., SEAN ROBERTSON - PLANNING & DEVELOPMENT DEPT., MARIA BITTNER - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE, AND LINDA OWENS - CITY CLERK'S OFFICE

(6:00 - 6:01)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

SUBJECT:

Approval of the minutes of the March 14, 2002 Planning Commission Meeting

MOTION:

BUCKLEY - APPROVED WITH CONSENT ITEM 3 AMENDED TO INDICATE BUCKLEY ABSTAINED, ALONG WITH GALATI, AS HOWARD HUGHES PROPERTIES IS A CLIENT OF HIS LAW FIRM, AND ITEM 23 SHOULD INCLUDE THE FOLLOWING LANGUAGE:

- ***THE APPLICANT SHALL SUBMIT FOR AND HAVE APPROVED BY THE PLANNING COMMISSION, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, EXCEPT FOR SITE GRADING AND FOUNDATION; A VARIANCE TO ALLOW A THREE-STORY, 36 FOOT TALL BUILDING; WHERE A TWO-STORY, 35 FOOT TALL BUILDING IS ALLOWED.***

MINUTES:

There was no further discussion.

(6:01 - 6:02)

1-32



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TM-0008-02 - LAMPLIGHT VILLAGE UNIT 5 - CARINA CORPORATION - Request for a Tentative Map for 57 lots on 10.39 acres located adjacent to the east side of Cimarron Road, approximately 1,300 feet north of Farm Road (APN: 125-16-501-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1, 2, 5, 6 and 7 subject to conditions - UNANIMOUS with QUINN excused

This is final action.

MINUTES:

ANDREW REED, Planning and Development, stated staff would like to have Item 3 pulled off the Consent agenda and heard after Item 10. In addition, Item 4 should be heard separately after the Consent items as there needs to be a change to a condition.

(6:08 - 6:10)

1-200

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 1 - TM-0008-02

CONDITIONS - Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0096-98(3)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Submit a Petition of Vacation to vacate the existing sewer easement interior to this site in conflict with the proposed subdivision layout. The Order of Vacation must record prior to the recordation of a Final Map overlying the area to be vacated.
7. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Site development to comply with all applicable conditions of approval for Z-96-98(3), Z-105-01(1) and all subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0014-02 - TALAVERDE @ THE VISTAS - DANVILLE LAND INVESTMENT ON BEHALF OF WOODSIDE HOMES - Request for a Tentative Map for 81 Lots on 18.43 acres located adjacent to the southwest corner of Mountain Shadow Road and Vista Run Drive (APN: 137-27-810-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1, 2, 5, 6 and 7 subject to conditions - **UNANIMOUS** with QUINN excused

This is final action.

MINUTES:

ANDREW REED, Planning and Development, stated staff would like to have Item 3 pulled off the Consent agenda and heard after Item 10. In addition, Item 4 should be heard separately after the Consent items as there needs to be a change to a condition.

(6:08 - 6:10)

1-200

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Summerlin Development and Improvement Standards.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 2 - TM-0014-02

CONDITIONS - Continued:

3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The height of retaining walls for this subdivision shall not exceed six feet, unless a Summerlin Certificate of Deviation is approved for a greater height.

Public Works

7. If not already constructed or guaranteed by the Master Developer at the time of development of this site construct half-street improvements including appropriate overpaving on Desert Foothills Drive, Mountain Shadow Road and Vista Run Drive.
8. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drive and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-12A.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 2 - TM-0014-02

CONDITIONS - Continued:

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Rezoning (Z-0119-96), Development Agreement (DA-0001-96), Summerlin Development Plan Review for the Vistas at Summerlin Village 20 (SV-0042-97), the Master Traffic Impact Analysis and all other applicable site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0015-02 - LONE MOUNTAIN SPRINGS - KB HOME NEVADA, INC. - Request for a Tentative Map for 57 lots on 10.82 acres located adjacent to the southeast corner of Alexander Road and El Capitan Way (APN: 138-08-501-001 through 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - ABEYANCE to the 5/23/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and McSWAIN abstaining as the applicant is a client of their firms, and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the overall density of this development is 5.27 units per acre and is consistent with the R-PD5 zoning on the site. The applicant has requested a reduction in the open space to provide 10,860 square feet where 40,983 square feet is required. This subdivision does not meet the open space requirements of the residential planned development zoning district. Staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 3 - TM-0015-02

MINUTES - Continued:

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared on behalf of KB Home Nevada, Inc.

There was no further discussion.

NOTE: See Item 10 [V-0098-01] for related discussion.

(7:52 - 8:03)

2-194

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0016-02 - GOLDRUSH VII - JEFFREY AND ANNE KINNER FAMILY TRUST, ET AL - Request for a Tentative Map for 70 Lots on 13.18 acres, located adjacent to the southwest corner of Alexander Road and Buffalo Drive (APN: 138-09-501-005, 006, 007 and 017), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Condition 14 revised as follows:

- *Access will be provided at a centralized location to connect the trail path with the interior of the subdivision.*

- UNANIMOUS with BUCKLEY and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms and QUINN excused

This is final action.

MINUTES:

ANDREW REED, Planning and Development, stated that this map meets the requirements of the Zoning Code and the Subdivision Code. Staff recommended approval subject to the conditions with Condition 14 changed as follows: *Access will be provided at a centralized location to connect the trail path with the interior of the subdivision.* Staff and the applicant have discussed this issue and agreed to change that condition in that manner rather than tie it to specific lots.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 4 - TM-0016-02

CONDITIONS:

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared on behalf of KB Home Nevada, Inc. and concurred with the conditions as well as amended Condition 14.

There was no further discussion.

(6:10 - 6:11)
1-250

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0102-01(1)], Rezoning application (Z-0102-01), Variance (V-0097-01), and all other applicable site-related actions.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. A 20-foot wide trail shall be provided along the south side of Alexander Road.
7. Five feet of the 20-foot wide trail shall be located within the street right-of-way back from the street curb. The trail path shall be dedicated to the City as a "transportation trail path," unless the property owner chooses to retain ownership of the path.
8. The trail path shall be 10 feet wide and consist of Portland cement concrete, meeting the design standards for a sidewalk. The trail path shall be located five feet from the street curb and five feet from the perimeter wall, although these dimensions may be varied to accommodate drainage and infrastructure installations.
9. Five-foot amenity zones shall be provided along both sides of the trail path. The amenity zones shall be provided with irrigation and landscaping with shade trees located 20 feet on center. This spacing may be varied to accommodate unique landscape features.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 4 - TM-0016-02

CONDITIONS - Continued:

10. No above- or below-ground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail path.
11. An easement for use of the trail by the public shall be provided.
12. A homeowners association shall maintain the trail.
13. If a bus turnout lane is provided, the trail path shall transition to a location abutting the bus turnout lane. In doing so, the trail may be decreased to a width of 15 feet. Street light poles and signage shall not be located within the trail path.
14. Access is to be provided between lot 31 and lot 32 connecting the trail path with the interior of the subdivision.

Public Works

15. A vacation application, such as VAC-0010-02, to eliminate existing right-of-way on Constantinople Avenue in conflict with this Tentative Map, shall record prior to the recordation of a Final Map overlying the area to be vacated.
16. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
17. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
18. The Final Map for this subdivision must show appropriate public street dedications in accordance with the approved Traffic Impact Analysis for this site.
19. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0076-99(1) - ASIF AND YASIM JAH - Request for an Extension of Time of an approved Rezoning on property located at 2413/2415 Maroney Avenue (APN: 162-02-410-096), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to N-S (Neighborhood Service), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1, 2, 5, 6 and 7 subject to conditions - **UNANIMOUS** with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

ANDREW REED, Planning and Development, stated staff would like to have Item 3 pulled off the Consent agenda and heard after Item 10. In addition, Item 4 should be heard separately after the Consent items as there needs to be a change to a condition.

(6:08 - 6:10)

1-200

CONDITIONS:

Planning and Development

1. A two-year time limit from the date of City Council approval.
2. Conformance to all applicable Conditions of Approval of Rezoning (Z-0076-99) and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 5 - Z-0076-99(1)

CONDITIONS - Continued:

3. A Site Development Plan Review application approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Original Condition #4 of Z-0076-99 shall be revised to read: Dedicate a 25 foot radius on the northeast corner of Sahara Avenue and Maroney Avenue prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0086-00(1) - RAUL AND MARIA GIL - Request for an Extension of Time of an approved Variance which allowed 46 parking spaces where 65 spaces are the minimum required for a proposed restaurant expansion located at 1204 South Main Street (APN: 162-03-110-103 and 104), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1, 2, 5, 6 and 7 subject to conditions - **UNANIMOUS** with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

ANDREW REED, Planning and Development, stated staff would like to have Item 3 pulled off the Consent agenda and heard after Item 10. In addition, Item 4 should be heard separately after the Consent items as there needs to be a change to a condition.

(6:08 - 6:10)

1-200

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on April 18, 2003 and the Variance will become void unless an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 6 - V-0086-00(1)

CONDITIONS - Continued:

2. Variance (V-0086-00) shall be subject to a review in one year (April 2003), at which time the City Council may require the use to be discontinued.
3. Conformance to all applicable conditions of approval for Variance (V-0086-00).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

A-0011-02(A) - JOHN NAVAIZ - Petition to annex for 0.5 acres generally located on the southeast corner of Alfred Drive and Terry Street (APN: 138-13-312-013), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1, 2, 5, 6 and 7 subject to conditions - **UNANIMOUS** with **QUINN** excused

To be forwarded to the City Council in Ordinance form.

MINUTES:

ANDREW REED, Planning and Development, stated staff would like to have Item 3 pulled off the Consent agenda and heard after Item 10. In addition, Item 4 should be heard separately after the Consent items as there needs to be a change to a condition.

(6:08 - 6:10)

1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0020-97(33) - CITY OF LAS VEGAS - Request for a Major Modification to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west, PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN ROBERTSON, Planning and Development, stated that this item is on the agenda as a result of feedback received from the Planning Commission on 2/14/2002.

At that time it was suggested staff look into more opportunities for residential and commercial uses, particularly in the MD-1 and MD-2 districts and in a mixed use setting, if possible. The commercial uses are now listed as Conditional MD-1 and MD-2, which means they could be allowed on the first floor of a larger office building or some type of larger development. Similarly, with residential there is a category for age-restricted housing. Also, apartments and condominiums are listed as a Conditional Use in MD-1, P-O, and SC. That condition permits a mixed-use starting on the second floor.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 8 - Z-0020-97(33)

MINUTES - Continued:

Another concern was parking in the district. Convenient parking is sometimes difficult to find, but there are enough parking spaces.

Staff recommended approval, subject to the conditions.

COMMISSIONER McSWAIN was still concerned about the parking situation, particularly taking into account the emergency area.

COMMISSIONER BUCKLEY asked if there are any projects that are waiting for this Plan to be passed. MR. ROBERTSON responded that UNLV has a project underway for a dental school and offices where the State Industrial Insurance Commission building is located.

COMMISSIONER TRUESDELL noted that about half of the services that hospitals provide are for outpatients. It looks like there is a lot of parking, but there could be a shortage of parking if it is not monitored well and could be a burden on adjacent property owners.

COMMISSIONER BUCKLEY thought there are parking spaces available, but some of them are a distance away from the entrances. When going to an emergency room or Quik Care there would be a need for close parking.

CHAIRMAN GALATI agreed that the location of the parking causes people to park where they should not be parking. MR. ROBERTSON thought one solution would be to have staff park in the rear.

AL GALLEGGO, Citizen of Las Vegas, said he has had problems finding a parking space in the Medical District. His doctor's office has valet parking for his patients, which takes up a lot of space and is mostly empty. He usually has to park in the street and put money in the parking meter.

PETE BARBUTTI, 716 Rose Street, felt Valley Hospital has not abided by any of their zoning requirements and were never told to rectify the situation. Recently they put a building in one of their employee parking lots. He wondered if Valley Hospital does whatever they want because it is in an R-1 (Residential) neighborhood. CHAIRMAN GALATI understood that any new Medical District project would be subject to the current standards; however, they would not have to upgrade their older projects.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 8 - Z-0020-97(33)

MINUTES - Continued:

MR. BARBUTTI said when this Plan became law it was specified by staff and the City Council that there would not be any ingress/egress onto Rose Street, Valerie Street, or Kingsbury Lane. All the traffic had to go off Shadow Lane. Now Valley Hospital has put an opening in the fence for their employees to walk through. The Hospital has a parking lot on the west side of their property where there is a strip of land that is zoned R-1 (Single-Family Residential), but is used to store garbage trucks, etc.

JOHN KOSWAN, Planning and Development, added that as far as Valley Hospital violating any existing codes, that could be referred to Code Enforcement. Staff will need to know what codes are being violated. The development requirements in this Medical District will be applied at the time a development comes through.

CHAIRMAN GALATI asked staff to research these concerns. MR. BARBUTTI said he would meet with MR. KOSWAN to voice his concerns.

ROBERT PETRONI, 2001 Pinto Lane, said one of the parking problems in the area is caused by Valley Hospital. University Medical Center has built two parking garages, but Valley Hospital has not built any garages.

CHAIRMAN GALATI asked if there is a restriction in the amount of valet parking spaces. Some people don't want to valet park their vehicles and if a good portion of the lot is not being utilized, it still takes a lot of parking spaces out of service. Sometimes people going to a hospital get lost,, so the proximity from the parking to the building should be examined. MR. ROBERTSON said valet parking is not addressed in regard to this Plan or Title 19A.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:13 - 6:37)

1-370

CONDITIONS:

Planning and Development

1. Per the text amendment approved as Z-0020-97(27), allow General Personal Services as a permitted use in the SC (Service Commercial) sub-district.
2. Add language to permit building identification signs for hospitals.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 8 - Z-0020-97(33)

CONDITIONS - Continued:

Public Works

3. Add the following paragraph to page 23, section 6:
 - c. “In all cases, the combined height of any landscaping and/or planters shall not interfere with Sight Visibility Restriction Zones as required by the City Traffic Engineer.”
4. On page 29, change paragraph 1.c. to read as follows:
 - 1.c. “Notwithstanding the above, within the Sight Visibility Restriction Zones of any street intersection, all fences, walls, and plant material shall be no higher than two and one-half feet, provided that the City Traffic Engineer or his designee determines that it will not create an obstruction to vision at the street intersection.”
5. On page 30, the statement under “Grading” should read, “A grading plan approved by the Flood Control Section of the Department of Public Works and a dust permit.....”
6. On page 30, The first sentence under “Lighting” should begin, “All private onsite lighting of a site shall...”
7. On page 31, under “Sidewalks”, add the following at the end of the paragraph:

“Pedestrian walkway easements are required for those portions of the sidewalk located outside of the public street right of way. Encroachment agreements shall be required for all private improvements and landscaping within the public street right-of-way.”

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - NOT TO BE HEARD BEFORE 7:00PM - Z-0167-94(2) - STRATOSPHERE GAMING CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED AMUSEMENT/THRILL RIDE on approximately 8.4 acres located at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-401-001, 162-03-410-001 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

140

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition
5. Telephone Lists

MOTION:

GOYNES - ABEYANCE to the 5/9/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY abstaining as the applicant is a client of his law firm, TRUESDELL abstaining as he owns property in the notice area, and QUINN excused

To be heard by the Planning Commission on 5/9/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open. The applicant has requested this item be held in abeyance to the 5/9/2002 Planning Commission meeting.

ROBERT GENZER, Planning and Development, added that he received a letter from the applicant on 4/5/2002, the letter was dated 4/3/2002, requesting this item be held in abeyance for two weeks. Following receipt of the letter he called the applicant and indicated that if the request is held in abeyance, staff would prefer it to be held at least 30 days because of the length of the agenda for the next meeting. The applicant agreed to amend the request for abeyance because he received a new letter dated 4/8/2002 changing the request to 30 days.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 9 - Z-0167-94(2)

MINUTES - Continued:

JOHN T. MORAN III, Moran & Associates, 630 South 4th Street, appeared in order to represent Stratosphere Gaming Corporation. They would like to have this item held to the 5/9/2002 Planning Commission meeting. John T. Moran, Jr. has been instrumental in dealing with the engineers, contractors, sub-contractors, etc. Mr. Moran, Jr. is unavailable due to a medical emergency in California and will not be back in Las Vegas until Monday morning. He apologized for any inconvenience this abeyance request may cause.

CHAIRMAN GALATI suggested discussing whether this application should be held in abeyance. He requested only persons representing a neighborhood to speak rather than everyone in the audience.

JOHN DELIKANAKIS, 548 Barbara Way, appeared in order to object to holding this item in abeyance. The Stratosphere Hotel/Casino has lawyers to request abeyances, which only costs them money. This costs the neighbors time, effort and stress. He felt John T. Moran III could give the Stratosphere's presentation at this meeting.

JANELLE THOMAS, 1509 South Fifth Place, appeared in order to object to holding this item in abeyance. She is an attorney and has met with the Stratosphere officials, but did not think she could appear at the 5/9/2002 meeting. There are other persons that will be unable to attend the 5/9/2002 meeting.

BEN CONTINE, West Circle Neighborhood Association, 1047 East Oakey Boulevard, read a letter as follows:

"This is in response to the Stratosphere Gaming Corporation's request for a two-week abeyance of the above-referenced application due to a surgery scheduled for Mrs. Moran. This application is currently scheduled to be heard on Thursday, April 11, 2002. A request for an abeyance was made in the late afternoon, Friday, April 5, 2002. While we certainly sympathize with the fact that Mrs. Moran requires medical treatment, we can accept no further delays in the hearing of the Stratosphere project. We oppose this request for an abeyance for the following reasons:

1. The Stratosphere has delayed resolution of this matter more than once. Moreover, the Stratosphere was allowed to withdraw its application without prejudice when it became apparent the City Council would deny the application. The Stratosphere has been allowed to delay this process too long already.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 9 - Z-0167-94(2)

MINUTES - Continued:

2. Hundreds of residents in the surrounding neighborhoods have already been notified by the City of the public hearing at taxpayer expense. Additionally, the neighborhood associations have distributed hundreds of leaflets notifying neighbors of the April 11, 2002 Planning Commission hearing. There was no way to notify these hundreds of residents of any change of date at such short notice. For nearly eight months neighbors have taken time from their jobs, personal lives, and family to participate in this very difficult process. It is patently unfair to repeatedly disrupt the lives of hundreds of residents and expect them to suffer through another delay.

3. Janelle Thomas, one of the neighborhood leaders of the John S. Park Neighborhood Association and one of the main advocates in opposition to the Stratosphere's project, is expecting twin girls at the end of April. Ms. Thomas had planned to testify at the April 11, 2002 hearing, but a delay of two weeks will make it almost impossible for her to attend the Planning Commission hearing.

4. The Circle Park Renovation Committee, which was formed at the City's behest, is scheduled to hold a public meeting two weeks from April 11, 2002. Neighborhood activist John L. Delikanakis, John Levine, Ben Contine, Bob Bellis, and Chris Giunchigliani all serve on the Circle Park Renovation Committee, as do many other neighborhood activists. Thus, any meeting held on April 25, 2002 would conflict with the Circle Park meeting.

5. The Planning Commission hearing is not dispositive. Regardless of the outcome here, the Stratosphere will have a full hearing before the City Council. As such, if John Moran, Jr. is unable to attend the Planning Commission hearing, he will have the opportunity to appear before the City Council.

6. J. T. Moran, III has appeared before the Planning Commission on this application in the past. If Mr. Moran, Jr. is unable to attend the Planning Commission hearing on April 11, 2002, perhaps J. T. Moran, III can appear again before the Commission on this application.

In conclusion, we respectfully request that the Stratosphere's request for an abeyance of Site Development Plan Review, Project #Z-0167-94(2), be denied.

Sincerely, John Delikanakis, John Levine, Ben Contine, Bob Bellis, cc City Council, Mayor Oscar Goodman, Moran & Associates"

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 9 - Z-0167-94(2)

MINUTES - Continued:

JACK LEVINE, President, Southridge Neighborhood Association, 1818 South Eighth Place, said he opposed having this item held in abeyance. The neighbors are ready and looking out after their own interests.

BOB BELLIS, President, John S. Park Neighborhood Association, agreed with the previous speakers. He did not think that with having only one person out of town this item should be delayed.

CHRIS GIUNCHIGLIANI, 706 Bracken Avenue, did not think the ride has been modified substantially. If there are other changes, they can be dealt with at the City Council meeting.

JEFF SILVESTRI, McDonald Carano Law firm, 2300 West Sahara Avenue, Suite 1000, appeared in order to represent Alarmco, Inc., which is at 2007 Las Vegas Boulevard South, in objection. This matter should go forward at this meeting.

ARLENE KING, 1704 South Eighth Street, said it was stated on the news this evening that this item was postponed. Perhaps there would have been a better turnout if this matter had not been on the news. The request for abeyance did not come from the neighbors.

There were approximately 75 persons in the audience in objection to having this item held in abeyance.

TONY VADILLO, 367 Griffith Avenue, felt that every time the hotels request an extension of time it is always granted to them. This extension should be denied.

CHAIRMAN GALATI commented that he is in favor of holding this item in abeyance for 30 days because the Planning Commission has an important job to do, even though they are just a recommending body to the City Council; however, the City Council does consider the Planning Commission's recommendations. If the Planning Commission is unable to get the full presentation with regard to traffic and noise, which are serious concerns of this project, it would not be fair for the Planning Commission to take action or to vote on this item. He recognizes this project is similar to the project that came before the Planning Commission in September when action was taken. At that time there were no traffic and noise studies presented. It is his understanding that Mr. Moran, Jr. will be able to present those findings to the Commission. He appreciated the neighbors coming to the meeting.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 9 - Z-0167-94(2)

MINUTES - Continued:

COMMISSIONER McSWAIN felt the Commissioners need to have all the facts before making a decision. In addition, it was already stated on the TV news that this request has been moved forward, so it may be a benefit to the neighbors, as some of them may not have come to this meeting as a result of that notification.

COMMISSIONER EVANS said he was in support of the abeyance.

CHAIRMAN GALATI announced that the next time this project comes before this Commission it will be heard.

COMMISSIONER GOYNES thought it would be fair to the applicant and residents that there be a full board. If there is a commitment for the applicant to hold a neighborhood meeting, it should be held prior to the next hearing.

UNIDENTIFIED LADY appeared in protest of an abeyance. The Stratosphere has statistics on traffic and noise at the present time.

CHAIRMAN GALATI said he has never received a traffic or noise study for this application. He asked Mr. Moran III if he would agree to pay for renotifying the residents. Mr. Moran III answered in the affirmative.

UNIDENTIFIED GENTLEMAN asked if presenting this proposal is contingent upon John T. Moran, Jr., or if someone else could present it. CHAIRMAN GALATI replied that John T. Moran, Jr. has been hired to present the issues in regard to this request.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:11 - 7:37)

1-2600

RECESS

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0098-01 - RENOTIFICATION - ANTONIO FUSCO/ROMOLO RAMO FUSCO FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Variance TO ALLOW 10,860 SQUARE FEET OF OPEN SPACE WHERE 40,968 SQUARE FEET OF OPEN SPACE IS THE MINIMUM OPEN SPACE REQUIRED on 10.82 acres adjacent to the southeast corner of El Capitan Way and Alexander Road (APN: 138-08-501-001, 002, 003, and 004), U (Undeveloped) [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Opposition

MOTION:

GOYNES - DENIED - UNANIMOUS with BUCKLEY and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms.

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated there is no evidence of a unique or extraordinary circumstance associated with this site. The applicant has created a self-imposed hardship by proposing to develop a single family residential development without the minimum required open space. The applicant is requesting to reduce the minimum open space requirement by 74%, which is an excessive deviation from the code requirement. Staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 10 - V-0098-01

MINUTES - Continued:

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared on behalf of KB Home Nevada, Inc. Based on the recommendation of the City Attorney and Planning Department Director, this Variance was required to be renoticed and reheard by the Planning Commission as a final action item due to the further reductions of open space. The reduction was the result of a neighborhood meeting with the Councilman and neighborhood residents. The applicant agreed to reduce the amount of open space and put more area into the lots. The City Council has already approved the Zone change and Site Development Plan Review for this project, which addresses the proposed reduction.

TODD FARLOW, 240 North 19th Street, appeared in protest. In the future these types of Variances will become a detriment to the area. A 75% reduction is too excessive.

ROBERT BELL, 8757 Castle Hill Avenue, appeared in protest. It is ludicrous to ask for a 75% reduction in open space. The homes in this development are substantially smaller than homes in the area.

COMMISSIONER TRUESDELL felt this project is an excellent solution for this strip of land, but the applicant has not shown an extensive justification for making a substantial reduction in the landscaping.

MR. ARAMBULA added that the lots are 45 feet by 100 feet, originally they were 35 feet by 100 feet. They have taken some of the area for the lots from the landscaping. In revising the site plan, they lost nine lots.

COMMISSIONER EVANS did not see a good cause for a reduction in the open space. MR. ARAMBULA explained that the objection was to make the lots larger as requested by the neighbors. The footprints for the houses are different than what was originally proposed.

COMMISSIONER GOYNES felt this project is too congested, so he made a motion for denial.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 3 [TM-0015-02] for related discussion.

(7:52 - 8:03)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0097-01 - NEVADA HOMES GROUP, INC. - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), PROPOSED: 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Telephone List

MOTION:

BUCKLEY - APPROVED subject to conditions and amending Condition 4 as follows:

- Also, extend a minimum of two lanes of *temporary* paving on the south side of Ahey Road across APN#138-09-601-014 concurrent with development of this site.

- UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this rezoning to R-PD5 (Residential Planned Development) is consistent with the General Plan designation of L (Low Density Residential) on the subject site. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 11 - Z-0097-01

MINUTES - Continued:

JENNIFER LAZOVICH, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Nevada Homes Group, Inc. Immediately to the east of this property is an R-CL development at 5.7 units per acre. Directly to the south of this property is another Nevada Homes development, which is 5.48 units per acre. Immediately to the west of that are two elementary schools, which are about 12 acres. Immediately to the north of that is an R-1 (Single-Family Residential) development and immediately to the north of that is Irwin Molasky Middle School. They are requesting R-PD5 (Residential Planned Development - 5 Units Per Acre) on this application, which comes to 5.2 units per acre. The range is 3.5 to 5.5 units per acre on the Master Plan.

They have had two meetings with the residents. The residents' concerns were density, having a gated community, low-level lighting in the cul-de-sacs because the residents are immediately to the west, price and size of homes, and whether there would be CC&R's in this community. As a result of meetings with the neighbors, they have made the following revisions. There will be CC&R's on this project. The low-level lighting will be pulled away from the edges of the cul-de-sac as much as possible. They removed two lots from the project, so they could provide 8,000 square foot lots. Also, there are four lots which will contain the largest single story model. The houses next to the residents' homes will not be two-stories. They will have a 20-foot landscape buffer. Some of the homes will be placed closer to the neighbors' property so that if any of the potential homeowners have a tall vehicle it would have to be parked on the east side of their house.

In regard to Condition 4, they do not own the portion of property where the two lanes of paving is being requested. It is owned by an individual who feels the best use of that property would be commercial. If Nevada Homes has to pave that portion of Ahey Road, they would like to use Goecke paving.

TODD FARLOW, 240 North 19th Street, appeared in approval. With the three schools surrounding this property, the open space could be mitigated.

DREW JOLLY, Hobble Creek Estates, 7778 Willow Cove Circle, appeared in protest. These homes will be much smaller than Hobble Creek Estates, which he feels will reduce the value of his home. He prefers to have a gated entrance because there are three schools in the immediate area, so this will be a high traffic area and children will be using this property for a shortcut.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 11 - Z-0097-01

MINUTES - Continued:

GINA HALL, 7725 Willow Cove Circle, appeared in protest. The density is too great. This project will have a heavy impact on the schools. The 20-foot landscape buffer is important. Several of the communities in the surrounding area are gated. For the first five years this project will look very nice, but other communities with this density that are not gated don't seem to be well kept after a few years.

BOB STOLDAL, Hobble Creek Estates, 7758 Willow Cove Circle, appeared in protest. He was concerned about the density. The largest house is 1,600 square feet. The fact that they are going to have CC&R's is not meaningful to him. Another concern was that these houses could become rental properties.

MS. LAZOVICH appeared in rebuttal. They cannot gate this community because there will be public streets. Via Ricardo will curve, which will alleviate a thoroughfare effect.

CHAIRMAN GALATI suggested having a cul-de-sac and not connect to Ahey Road. That would give the option to gate this in the future and would cut off the traffic initially. He was not comfortable with the fact that the children would have to go to a school to play. If the adjacent property owners would prefer 8,000 square foot lots, that would be acceptable. The lots should be shifted to provide open space and larger lots against the edge. Lot 29 would be a good place for open space because it is centrally located. He did not feel this product is appropriate for this neighborhood.

GREG BORGEL, 300 South 4th Street, appeared in order to represent the applicant. The developer can only meet so many requests. If additional changes are requested, the developer will have to decide if he can make those changes and still have a project.

COMMISSIONER McSWAIN felt the quality of a project to an adjacent project has an influence on the property values. This project has not been thought of in a creative manner. There will be nine properties facing a wall. The developer has tried to comply with the neighbors on one end while the remainder of the project has been sacrificed.

COMMISSIONER BUCKLEY summarized that this project has been tweaked, but not really thought out. People will not pay a lot of money to live on Buffalo Drive. He thought this is suitable of R-PD5 (Residential Planned Development - 5 Units Per Acre) and proceeded to make a motion for approval, subject to the conditions and amended Condition 4.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 11 - Z-0097-01

MINUTES - Continued:

BART ANDERSON, Public Works, clarified that Condition 4 could be amended to include in the third line: Also, extend a minimum of two lanes of *temporary* paving.....

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 12 [V-0095-01] and Item 13 [Z-0097-01(1)] for related discussion.

(8:06 - 8:41)

2-640

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Ahey Road where such does not exist.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Buffalo Drive, Gowan Road and Ahey Road adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving on the south side of Ahey Road across APN#138-09-601-014 concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the north edge of this site in Buffalo Drive to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 11 - Z-0097-01

CONDITIONS - Continued:

6. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 11 - Z-0097-01

CONDITIONS - Continued:

9. Landscape and maintain all unimproved rights-of-way on Gowan Road and Buffalo Drive adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in Gowan Road and Buffalo Drive public right-of-way adjacent to this site prior to the issuance of any permits.
11. Provide public pedestrian access easements for all sidewalks located outside the public rights-of-way on Gowan Road and Buffalo Drive.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - V-0095-01 - NEVADA HOMES GROUP, INC. -
Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 29,185 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Opposition
5. Telephone List

MOTION:

BUCKLEY - DENIED - UNANIMOUS with GOYNES voting NO and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated there is no evidence of a unique or extraordinary circumstance associated with this site. The applicant has created a self-imposed hardship by proposing to develop a single-family residential development without the minimum required open space. Staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 12 - V-0095-01

MINUTES - Continued:

JENNIFER LAZOVICH, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Nevada Homes Group, Inc. There will be a 20-foot landscape buffer, which would allow about 6,000 square feet of open space. There would be mature trees. The Clark County School District allows residents to use the facilities at schools. Immediately east on Gowan Road are two large parks and one park farther down on Alexander Road.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 11 [Z-0097-01] and Item 13 [Z-0097-01(1)] for related discussion.

(8:06 - 8:41)

2-640

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0097-01(1) - NEVADA HOMES GROUP, INC. -
Request for a Site Development Plan Review FOR A 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION and for a Waiver of the Perimeter Landscape Requirement on Ahey Road on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - DENIED - UNANIMOUS with GOYNES voting NO and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated access to the L-shaped site will be via two non-gated entrances, one on Gowan Road and one on Ahey Road. All the lots will be accessed from 50-foot wide public streets. There is a realignment of Via Ricardo to prevent cut-through traffic. Six-foot wide landscape planters are provided along Gowan Road and Buffalo Drive.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 13 - Z-0097-01(1)

MINUTES - Continued:

The applicant is requesting a waiver of the six-foot wide landscape planter along Ahey Road as part of this application. A Variance has been requested to waive the required open-space requirement. This development will consist of a 41-lot single-family residential development with typical lot sizes of 5,000 square feet. All the homes will be one and two-story and constructed of stucco exteriors with tile roofs.

This proposal is not consistent with Title 19A, the Design Standards Manual, and the Landscape, Wall and Buffer Standards. Staff recommended denial.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Nevada Homes Group, Inc. They are requesting a waiver of the landscaping on Ahey Road because driving west on Ahey Road there is no perimeter landscaping. They have tried to take into consideration staff's and the neighbors' comments, as well as the developer.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 11 [Z-0097-01] and Item 12 [V-0095-01] for related discussion.
(8:06 - 8:41)

2-640

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - TM-0005-02 - SPRING MOUNTAIN RANCH LOT 90 LOTS 1 AND 2 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY -
 Request for a Tentative Map and a Waiver of the Las Vegas Subdivision Ordinance (Title 18) regarding minimum private street widths for 149 lots on 13.60 acres adjacent to the north side of Racel Street, east of Fort Apache Road, R-PD12 (Residential Planned Development-12 Units Per Acre) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/1/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that this request is for approval of a Tentative Map and waiver of the Subdivision Ordinance to allow private streets that are narrower than what is allowed, which is the reason for this map being heard as a Public Hearing item. The private streets are not in conformance with Title 18 requirements. This subdivision was first approved prior to the adoption of the Subdivision Code. However, due to a lack of activity on the site, that Tentative Map expired, which required a new Tentative Map submittal. The 28-foot wide private streets are consistent with the Site Plan Development Review that was previously approved by the Planning Commission and City Council. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 14 - TM-0005-02

MINUTES - Continued:

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. This is a Tentative Map for the overall development of Spring Mountain Ranch. This application is for Unit 90. The project is split into Phase 1 and Phase 2 because of water pressure zones. Phase 1 is in a water pressure zone where the water reaches the property and that portion has been built. Phase 2 has not been built because they have been working for the last two years trying to get the water line so all of Phase 2 could commence at the same time. Now they finally have the water and can go forward. This Tentative Map has not changed since the map that was presented two years ago. The reason for the waiver is that in the last two years a Subdivision Code was adopted which required a minimum of 37-foot wide private streets. They are requesting 28-foot wide private streets. This phase will not have sidewalks, but walkways linking the projects. This is a front porch community where the back is the front and the front is the back. There will be a two-car garage and two-car driveway. In addition, there are parking spaces on Harvest Spring Avenue.

No one appeared in opposition.

COMMISSIONER McSWAIN was concerned about the width of the lots in comparison to the width of the streets.

DEAN RASMUSSEN, Orion Engineering, 3068 East Sunset Road, #9, represented the applicant. The Spring Mountain Ranch development is an overall PUD, with a blended density of six units to the acre. The lots in Phase 1 have various widths. The lot widths in this development are narrower than those in the development to the east. There is a general tendency throughout the country to return to the front porch neighborhoods, which has been done with this project by putting the front of the houses in the rear. The residents can get better acquainted with their neighbors. The houses in this phase will range from \$140,000 to \$160,000.

COMMISSIONER GOYNES visited this area and talked to some of the neighbors in the developed portion. The residents seemed to really like this type of development.

CHAIRMAN GALATI drove through the developed neighborhood. He noticed that there were cars parked on the rolled curbs and lawns so cars could drive by. MR. RASMUSSEN felt that parking on the curbs and lawns should be policed. The contractor is ready to commence with the construction of the houses.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 14 - TM-0005-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI said he will support this project because it has been in the works for several years and he does not want to stop it. He declared the Public Hearing closed.

(8:41 - 8:59)

2-1940

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accord with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
7. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 14 - TM-0005-02

CONDITIONS - Continued:

8. Site development to comply with all applicable conditions of approval for the approved Drainage Study, Z-0132-93, Z-0132-93(8) and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to the approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0013-02 - EDWIN B. GOULD, JANUARY 12, 1990 TRUST ON BEHALF OF ENTERPRISE LEASING COMPANY WEST - Request for a Special Use Permit FOR AUTOMOBILE RENTAL AND TO ALLOW TWENTY (20) RENTAL VEHICLES WHERE FIVE (5) RENTAL VEHICLES ARE THE MAXIMUM NUMBER ALLOWED on 0.48 acres located at 3401 West Sahara Avenue, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions with Condition 3 amended to read: *This use shall be subject to a one-year review.* - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 30 was heard and declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this automobile rental use is permitted within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. Based on the size of the building, nine parking spaces are required for customers. The site has a total of 25 parking spaces; therefore, a surplus of 16 spaces exists. In view of the proposed turnaround of vehicles on the site, a waiver of the five-space minimum is warranted. However, staff does not find that 20 vehicles is an appropriate number for the site. Therefore, staff has added a condition allowing a maximum of 16 vehicles on the site. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 15 - U-0013-02

MINUTES - Continued:

DONNA SBARRA, 2580 South Duneville Street, appeared on behalf of Enterprise Leasing Company West. In regard to Condition 3, there is a curb that surrounds this property, which is not conducive to vehicular crossover. They spoke with Gary Phillips in Traffic Engineering in regard to Condition 13. He visited the site and felt there is not enough space from where the curb cuts are located back to where the building is located to even put a radius for a 10-foot driveway. She had a power point presentation, but was unable to get her laptop computer booted up.

CHAIRMAN GALATI announced this item would be trailed while she gets her computer to operate.

CHAIRMAN GALATI recalled this item forward after Items 24, 25 and 26 were heard.

MS. SBARRA confirmed that her laptop is now operable. She showed on the monitor the appearance of the site. They will be improving an existing Taco Bell Restaurant. The number of vehicles parking on the premises will vary. If they don't rent some of the cars, they are moved to another Enterprise Rental lot to rent. The subject property is not for the storage of vehicles. There are ample parking spaces in the shopping center for adjacent businesses. All Enterprise wants to do is operate on their half-acre of land. She concurred with staff's conditions.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the adjacent shopping center owner in approval. This is a Taco Bell Restaurant and because there is no physical barrier between the two properties, many of the Taco Bell customers have been parking in his client's lot and walking to the Taco Bell. Some people have felt it was easier to park in the big lot and walk to Taco Bell. Originally staff recommended five parking spaces be permitted. Now they have updated their recommendation to 16 parking spaces. His client does not want any vehicles from the Enterprise Rental business parking in the shopping center lot. He had a petition that had been signed by the 13 tenants in the shopping center, plus three letters indicating they are concerned over the parking situation, but did not submit those to the Clerk. This shopping center was remodeled a couple of years ago. They want the parking restriction imposed.

MS. SBARRO added that they pick up most of their customers and bring them to the lot. There would be no reason for anyone to park in the shopping center lot as that would be poor customer service for the rental business. There is no reason to chain-off or block the driveways to prevent crossover vehicular traffic. To do that would add between \$10,000 to \$15,000 to this project. They are going to improve the property at a cost of about \$150,000.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 15 - U-0013-02

MINUTES - Continued:

COMMISSIONER TRUESDELL noted that there is a curb, which is a vehicular barrier. He did not think anyone should be concerned about the parking situation. Enterprise Leasing Company West is a good corporate user that plans to make an investment into this area.

COMMISSIONER BUCKLEY felt putting up a fence would not be aesthetically pleasing.

ATTORNEY KAEMPFER felt a mechanism should be in place to rectify the situation if it is shown that Enterprise Rental vehicles are parking in the shopping center parking lot.

CHAIRMAN GALATI objected to putting up a fence around a pad in a shopping center, even when a pad is separately owned.

ROBERT GENZER, Planning and Development, suggested putting a one-year review on this application.

MR. JESCHKE added that if there would be a one-year review, Condition 3 could be deleted and replaced with the following: *This use shall be subject to a one-year review.*

(9:02 - 9:08/9:29 - 9:49)

2-2930/3-450

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall provide a signage plan for the site for staff review. The signage plan shall include an accurate site plan of the parcel, drawn to scale, indicating the location of buildings, parking lots, driveways and landscaped areas on the parcel; an accurate indication of the location of each present and proposed sign of any type, whether or not the sign requires a sign certificate; and design drawings which allow the computation of the sign area and the height of any existing or proposed signs and which indicate any sign characteristics such as illumination or moving parts. The signage plan must be approved by staff prior to the issuance of a business license for the proposed use.
3. The driveways leading to the adjacent commercial center shall be chained-off or blocked by a barrier sufficient to prevent crossover vehicular traffic.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 15 - U-0013-02

CONDITIONS - Continued:

4. All City Code requirements and design standards of all City departments must be satisfied.
5. The use is limited to passenger vehicles only
6. No more than sixteen (16) rental vehicles shall be stored on the site at any one time
7. No rental vehicles shall be offered for sale on the premises.
8. The installation and use of an outside public address or bell system is prohibited.
9. No used or discarded automotive part or equipment shall be located in any open area outside of an enclosed building.
10. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for rental in the parking lot of the subject property.

Public Works

11. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of West Sahara Avenue and Tamarich Drive prior to the issuance of a tenant improvement permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Driveways accessing Sahara Avenue shall receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 15 - U-0013-02

CONDITIONS - Continued:

14. Landscape and maintain all unimproved right-of-way on Sahara Avenue adjacent to this site.
15. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of tenant improvement permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0002-02 - PAT J. AND PATRICIA A. ROBINSON - Request to amend a portion of the Southeast Sector of the General Plan FROM: SC (Service Commercial) TO: LI/R (Light Industry/Research) on 0.54 acres located at 4141 West Charleston Boulevard (APN: 162-06-510-019), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter Requesting Tabling Item

MOTION:

TRUESDELL - TABLED - UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated a Text Amendment is being processed for Item 16 [GPA-0002-02] and Item 17 [Z-0016-02], which could affect this request. The applicant would like to have this item tabled so they can review the Text Amendment. Staff has that request in writing.

No one appeared to represent the application.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 16 - GPA-0002-02

MINUTES - Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 16 [GPA-0002-02] and Item 17 [Z-0016-02] was held under Item 16 [GPA-0002-02].

(6:04 - 6:05)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0016-02 - PAT J. AND PATRICIA A. ROBINSON - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 0.54 acres located at 4141 West Charleston Boulevard (APN: 162-06-510-019), PROPOSED USE: MAJOR AUTO REPAIR GARAGE (TRANSMISSION SHOP), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Tabling Item

MOTION:

TRUESELL - TABLED - UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated a Text Amendment is being processed for Item 16 [GPA-0002-02] and Item 17 [Z-0016-02], which could affect this request. The applicant would like to have this item tabled so they can review the Text Amendment. Staff has that request in writing.

No one appeared to represent the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 16 [GPA-0002-02] and Item 17 [Z-0016-02] was held under Item 16 [GPA-0002-02].

(6:04 - 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0012-02 - McNAMEE FAMILY PARTNERSHIP - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023 and 024), PROPOSED USE: 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - ABEYANCE of Item 18 [Z-0012-02] and Item 19 [Z-0012-02(1)] to the 5/9/2002 Planning Commission meeting - UNANIMOUS with QUINN excused

NOTE: COMMISSIONERS BUCKLEY and McSWAIN said they will vote on the abeyance motion, but will be abstaining when the items appear at the 5/9/2002 meeting as Centex Homes is a client of their firms and the applicant of these items with McNamee Family Partnership as the property owner.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant has requested Item 18 [Z-0012-02] and Item 19 [Z-0012-02(1)] be held in abeyance to the 5/9/2002 Planning Commission meeting in order to resolve issues related to the site plan. Staff has that request in writing.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 18 - Z-0012-02

MINUTES - Continued:

No one appeared to represent the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 18 [Z-0012-02] and Item 19 [Z-0012-02(1)] was held under Item 18 [Z-0012-02].

(6:04 - 6:05)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0012-02(1) - McNAMEE FAMILY PARTNERSHIP - Request for a Site Development Plan Review FOR A 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - ABEYANCE of Item 18 [Z-0012-02] and Item 19 [Z-0012-02(1)] to the 5/9/2002 Planning Commission meeting - UNANIMOUS with QUINN excused

NOTE: COMMISSIONERS BUCKLEY and McSWAIN said they will vote on the abeyance motion, but will be abstaining when the items appear at the 5/9/2002 meeting as Centex Homes is a client of their firms, which is the applicant of these items, with McNamee Family Partnership as the property owner.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant has requested Item 18 [Z-0012-02] and Item 19 [Z-0012-02(1)] be held in abeyance to the 5/9/2002 Planning Commission meeting in order to resolve issues related to the site plan.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 19 - Z-0012-02(1)

MINUTES - Continued:

No one appeared to represent the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion pertaining to Item 18 [Z-0012-02] and Item 19 [Z-0012-02(1)] was held under Item 18 [Z-0012-02].

(6:04 - 6:05)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0003-02 - CITY OF LAS VEGAS - Request to amend a portion of the Southwest Sector of the General Plan FROM: ROW (Right-Of-Way) and P (Parks/Recreation/Open Space) TO: P (Parks/Recreation/Open Space) on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-601-003), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS - APPROVED - UNANIMOUS with GALATI abstaining as the City of Las Vegas is a client of his architectural firm and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL called this item forward in conjunction with Item 21 [Z-0017-02] and Item 22 [Z-0017-02(1)] after Item 8 [Z-0020-97(33)] was heard and declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this change involves going from ROW (Right-Of-Way) and P (Parks/Recreation/Open Space) to P (Parks/Recreation/Open Space). This is a large parcel. The required neighborhood meeting was held with 26 citizens in attendance. Most of their concerns involved Public Works issues with regard to the ultimate configuration of the streets and access. However, the park use was not questioned. Staff recommended approval.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 20 - GPA-0003-02

MINUTES - Continued:

DAVID ROARK, Department of Public Works, said this is a plan of development for a public park site. It goes into a portion of the detention basin adjacent to Angel Park Golf Course. For the last couple of years, 400,000 cubic yards of dirt have been exported from other projects. This property has been under a right-of-way grant with the City for ten to twelve years and under a lease application with the Bureau of Land Management for about three years. The City has submitted this plan to the BLM and intends to go forward on obtaining a lease. The City already has property along the existing detention basin. He agreed with all the conditions except closing the park at 10:00 P.M. He requested that the hours be left to the discretion of the Department of Leisure Services because they could have an event that would go past 10:00 P.M.

MIKE GRITZ and JORGE MORTEO, Planning and Development, presented a power point three-dimensional simulation of the proposed Washington/Buffalo Tennis Complex. MR. GRITZ said the property is currently vacant. Along Washington Avenue will be the main entrance to the tennis complex. To the far west is a pro shop, and in the center is an in-ground tennis arena and surrounding it are several tennis courts. This tennis complex will be on 20 acres containing 23 tennis courts and 425 trees. The lights for the tennis courts are 28-foot tall street lights. There is an area where the tennis judges would sit. In addition, there will be fencing around some of the tennis courts and a section for bleachers. He showed on the simulation the difference in lighting between daytime and nighttime. On the northern portion of the park there could be bushes surrounding the in-ground tennis court. The simulation was changed to show palm trees rather than bushes. Washington Avenue is a two-lane road, but is proposed to go to an 80-foot wide four-lane road.

COMMISSIONER GOYNES was impressed with the presentation and requested that type of presentation be used in future projects. VICE CHAIRMAN TRUESDELL thought the simulation was excellent.

TODD FARLOW, 240 North 19th Street, objected to building this park with public funds and then having a private enterprise operate it.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 21, [Z-0017-02], and Item 22 [Z-0017-02(1)] for related discussion.

(6:37 - 7:11)

1-1180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0017-02 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [ROW (Right-Of-Way) General Plan Designation] and C-V (Civic) TO: C-V (Civic) on 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-601-003), PROPOSED USE: CITY PARK, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS with GALATI abstaining as the City of Las Vegas is a client of his architectural firm and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL called this item forward in conjunction with Item 21 [Z-0017-02] and Item 22 [Z-0017-02(1)] after Item 8 [Z-0020-97(33)] was heard and declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that if the General Plan Amendment is approved the requested C-V (Civic) zoning will be consistent with the P (Park/Recreation/Open Space) land use designation. Staff recommended approval.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 21 - Z-0017-02

MINUTES - Continued:

VICE CHAIRMAN TRUESDELL asked what is being planned for the adjacent vacant land.

DAVID ROARK, Department of Public Works, responded that the City does not have any plans at the present time. If that vacant land was going to be developed, it would have to go through the Bureau of Land Management, put up for nomination, a piece cut out and auctioned.

MR. JESCHKE added that the site plan is only conceptual, so every portion to be developed will have to come back in its own phase.

COMMISSIONER McSWAIN was concerned about the elevation along the freeway and whether there will be fencing. MR. ROARK responded that the elevation will be higher than the freeway. There are other park projects and detention basins coming on line in the next two years and all that dirt is expected to be imported to this land. He was unsure about any fencing at this time.

COMMISSIONER BUCKLEY asked about the size of Lorenzi Park and wondered about the traffic situation. MR. ROARK said Lorenzi Park is small compared to this proposed park. This will be the biggest park in Nevada. In regard to traffic, the City wants Durango Drive to go through. Also, it is hopeful Washington Avenue will be built to four lanes. An extensive traffic and drainage study will be done. This project will be constructed in phases.

COMMISSIONER BUCKLEY noted that the site plan indicates each phase will be administratively approved. MR. JESCHKE replied that Condition 1 under the Site Plan (Item 22) could be changed so each phase would go before the Planning Commission and City Council.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 20 [GPA-0003-02] and Item 22 [Z-0017-02(1)] for related discussion.

(6:37 - 7:11)

1-1180

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 21 - Z-0017-02

MINUTES - Continued:

2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate, provide dedication, or provide Bureau of Land Management right-of-way grants for Durango Drive, including any additional area needed for the proposed Summerlin Parkway half-interchange, Washington Avenue, and Vegas Drive adjacent to this site, as well as appropriate intersection corner radii. Future development of this site may also require dedication and construction of Cimarron Road in accordance with the Master Plan of Streets and Highways unless an amendment to the Master Plan is submitted to and approved by the City Council.
4. Construct all incomplete half-street improvements on Washington Avenue, Durango Drive, and Vegas Drive adjacent to this site concurrent with development of this site.
5. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
6. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0017-02(1) - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-601-003), U (Undeveloped) Zone [ROW (Right-Of-Way) General Plan Designation] and C-V (Civic) Zones [PROPOSED: C-V (Civic)], Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions with Condition 1 amended to have a detailed Site Development Plan Review application of each phase approved by the *Planning Commission* - **UNANIMOUS** with GALATI abstaining as the City of Las Vegas is a client of his architectural firm and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL called this item forward in conjunction with Item 21 [Z-0017-02] and Item 22 [Z-0017-02(1)] after Item 8 [Z-0020-97(33)] was heard and declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the proposed City park can be identified as having two areas. The area south of Washington Avenue between Buffalo Drive and Durango Drive and the area west of Durango Drive between Summerlin Parkway and Vegas Drive. The southern portion of the proposed park will be an active park setting, including soccer fields, tennis courts, multi-use fields, amphitheater, and Leisure Services center. The northern portion

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 22 - Z-0017-02(1)

MINUTES - Continued:

of the park will be of a mainly passive park design, including a neighborhood park with play area, skate park, and dog run area. Phasing of the project is being proposed, but no timeline has been given. Because of the intensity of some of the proposed uses within the park and the conceptual nature of this submittal, it is difficult to estimate the impacts of the use. Staff did not have a recommendation.

COMMISSIONER BUCKLEY thought that until there is an overall detailed site plan approved, each phase should come back to the Planning Commission because this is going to create a major impact. VICE CHAIRMAN TRUESDELL recommended Condition 1 be amended to state that a detailed Site Development Plan Review application shall be approved by the *Planning Commission and City Council*, rather than administratively.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 20, [GPA-0003- 02], and Item 21 [Z-0017-02] for related discussion.

(6:37 - 7:11)

1-1180

CONDITIONS:

Planning and Development

1. A detailed Site Development Plan Review application shall be administratively approved by the Planning and Development staff for each phase of the overall site development prior to approval of issuance or any permits, any site grading, and all development activity on this site.
2. The site plans submitted with each detailed Site Development Plan Review application shall depict parking and access areas within the planning phase, prior to approval of issuance or any permits, any site grading, and all development activity on this site.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 22 - Z-0017-02(1)

CONDITIONS - Continued:

3. Building elevations submitted with each detailed Site Development Plan Review application shall depict detailed building elevations reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements on all sides of each building, prior to approval of issuance or any permits, any site grading, and all development activity on this site. In addition, all of the elevations shall include elevation materials and colors proposed.
4. Landscape plans shall be submitted with each detailed Site Development Plan Review application and shall depict individual plant types along with size and spacing of the individual plant materials.
5. The site plans submitted with each detailed Site Development Plan Review application shall incorporate design standards for pedestrian pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
6. The landscape plan shall be amended to depict at least 36-inch box trees, including at least 50% evergreen, within the planters adjacent to the north (Washington & Vegas) and east (Durango) property boundaries.
7. The lighting of the five soccer fields and 23 tennis courts shall not extend past 10:00 PM.
8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

PLANNING COMMISSION MEETING OF APRIL 11, 2002

Planning & Development Department

Item 22 - Z-0017-02(1)

CONDITIONS - Continued:

11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
12. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
16. Site development to comply with all applicable conditions of approval for Z-0017-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0013-02 - THUNDERBIRD HOTEL GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING -
Request for a Variance TO ALLOW A THIRD SIGN FACE ON AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE A THIRD SIGN FACE IS NOT PERMITTED located at 1501 West Sahara Avenue (APN: 162-09-110-001, 002 and 003), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Withdrawal Without Prejudice

MOTION:

TRUEDELL - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice. Staff has that request in writing.

No one appeared to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:06 - 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0022-02 - DREAM INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED CAR WASH/AUTO DETAIL ADDITION TO AN EXISTING CONVENIENCE STORE located at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, explained that this full-service car wash is a permitted use in the C-1 (Limited Commercial) zoning district with a Special Use Permit. This proposed car wash is a use that will be an element of the commercial site as a neighborhood-oriented service use. The use can be conducted in a manner that is harmonious and compatible with the existing development. Staff recommended approval, subject to the conditions.

MICHAEL BRADSHAW, Bradshaw & Associates, 10814 Del Rudini Street, appeared to represent the application.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 24 - U-0022-02

CONDITIONS:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 25 [V-0015-02] and Item 26 [Z-0094-91(2)] for related discussion.

(9:08 - 9:29)

2-3210

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0094-91), Site Development Plan Review [Z-0094-91(2)], and Variance (V-0015-02).
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0015-02 - DREAM INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 21 SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED CAR WASH located at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with McSWAIN and TRUESEDELL voting NO and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, said the applicant's justification letter states that the car wash will complement the current development on the site and be an added convenience for their customers. There was no hardship determined to warrant approval of this Variance. However, staff notes that the car wash will utilize patrons who already visit the site and will not significantly increase traffic or parking demands on the site. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 25 - V-0015-02

MINUTES - Continued:

MICHAEL BRADSHAW, Bradshaw & Associates, 10814 Del Rudini Street, appeared to represent the application.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 24 [U-0022-02] and Item 26 [Z-0094-91(2)] for related discussion.

(9:08 - 9:29)

2-3210

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0094-91), Site Development Plan Review [Z-0094-91(2)], and Special Use Permit (U-0022-02).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0094-91(2) - DREAM INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED CAR WASH/AUTO DETAIL ADDITION TO AN EXISTING CONVENIENCE STORE/FUEL STATION on 1.05 acres located at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with TRUESDELL and McSWAIN voting NO and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the original site plan for this site [U-0202-92(1)] depicted a customer-operated car wash on the parcel directly to the east. Subsequently, that car wash was converted into an auto detail and smog check facility. Access to this site will be from three existing driveways, one onto Sahara Avenue and two from Durango Drive. Additional access will be provided from one shared driveway with the property to the east. The site plan depicts a new car wash approximately 848 square feet in size attached to the east side of the existing convenience store. The car wash will be accessed from the northern property line via a two-way drive aisle. Parking is shown in the front of the convenience store and along the north, south and west property lines, Two coin-operated vacuums are shown along the north

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 26 - Z-0094-91(2)

MINUTES - Continued:

property line. Landscaping exists on the perimeter of the overall commercial site. The submitted elevations depict stucco wall construction to match the existing convenience store with decorative tile features and a flat roof. The roofline will feature a decorative soffit feature to match the existing convenience store. Staff recommended approval, subject to the conditions.

MICHAEL BRADSHAW, Bradshaw and Associates, 10814 Del Rudini, appeared on behalf of the applicant. He concurred with staff's conditions.

JOHN SICILIANO, Classic Auto Detail, 9172 Sangria Lane, appeared in protest. There is a 60-foot difference between the edge of the applicant's building and the face of his building. He has been doing details and smogs for the last four years on his property. This will adversely impact his business. It is big business squeezing out little business. They have a perpetual ingress/egress agreement with the applicant. His business is almost landlocked because Meineke Muffler is in the front along the street.

DENNIS WALSH, owner of the property at 9172 Sangria Lane, appeared in protest. This will hurt the present occupant of his property as they also have a car wash.

DALE MATSUKAWA, 9560 World Cup Drive, appeared in protest. This will cause an undue hardship to Classic Auto Detail.

COMMISSIONER McSWAIN did not think this proposed business is similar to Classic Auto Detail. It was her understanding that the original request was a different design, took up more space, and had parking issues. MR. BRADSHAW said there was an issue of dead space, which has been corrected.

CHAIRMAN GALATI asked the dimension from the property line to the face of the car wash. MR. BRADSHAW said it is 35.6 feet. They have 24 feet for traffic flow.

MR. SICILIANO said on the south edge of the applicant's proposed car wash are the Mobile Stations' gas receptacles. Those big trucks are going to create a massive traffic jam for a couple of hours every time they service that station. He was concerned about the drainage because all the water goes between the property lines. It is not good business to put two similar businesses next to each other. They do car washes on a daily basis.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 26 - Z-0094-91(2)

MINUTES - Continued:

CHAIRMAN GALATI was concerned about the easement. COMMISSIONER BUCKLEY did not feel that an easement agreement between private individuals should affect the Planning Commission. DEPUTY CITY ATTORNEY BRYAN SCOTT added that the City does not get involved with individual agreements between private individuals.

COMMISSIONER TRUESDELL felt that the applicant is overbuilding the site. However, the use is appropriate for the site.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 24 [U-0022-02] and Item 25 [V-0015-02] for related discussion.
(9:08 - 9:29)

2-3210

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permits to reflect the parking spaces adjacent to the north side of the convenience store building be restriped to be perpendicular to the building and not angled, and also relocated the vacuums to the north side of the convenience store.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permits, to reflect a landscape finger island be installed along the north property line between the northernmost driveway entrance and westernmost parking space.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect one addition landscape finger island adjacent to the northwest corner of convenience store adjacent to where the parking spaces along the west side and the north side of the convenience store converge.

PLANNING COMMISSION MEETING OF APRIL 11, 2002

Planning & Development Department

Item 26 - Z-0094-91(2)

CONDITIONS - Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed, where needed, as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. A landscaping plan indicating the new landscaped areas must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

11. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Sahara Avenue and Durango Drive prior to the issuance of any permits. This condition shall not be enforced if the applicant submits information acceptable to Staff that shows a portion of any existing private signage or building is located on or over the area being requested for dedication. If such is the case, grant a traffic signal chord easement prior to the issuance of any permits.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 26 - Z-0094-91(2)

CONDITIONS - Continued:

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

14. Site development to comply with all applicable conditions of approval for Z-94-91 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0016-02 - MING CHAO - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (SUSHI-KO) located adjacent to the south side of Craig Road, approximately 520 feet east of Tenaya Way (APN: 138-03-701-018), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 15 was completed and declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the Zoning Code requires a restaurant/service bar to be a minimum of 400 feet from a church, synagogue, school, child care facility licensed for more than twelve children or a City park. In this case there is no protected use known to be within the minimum distance requirement. This restaurant/service bar can be conducted in a manner that is harmonious and compatible with development in the area. Staff recommended approval, subject to the conditions.

MING CHAO, 7101 West Craig Road, and his interpreter, appeared on behalf of this application. MR. CHAO concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 27 - U-0016-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(9:49 - 9:51)
2-1100

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Title 19A.04.050 for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. Conformance to all applicable Conditions of Approval for Rezoning (Z-0071-99) and Site Development Plan Review [Z-0071-99(4)].
6. A parking analysis shall be provided prior to the issuance of a building permit or occupancy, whichever occurs first. If available parking on the site proves deficient for the proposed use, an application for a Variance to the City's parking standards will be required.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0017-02 - JESUS M. CHAVEZ - Request for a Special Use Permit FOR BEER/WINE SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING FOOD MARKET (EL TORO) located at 4440 East Washington Avenue (APN: 140-29-212-003), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions with the added condition:

- This use shall be subject to a one-year review

- UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the sale of beer and wine for off-premise consumption would be an ancillary use to the existing grocery store. That use will not adversely affect the current or future surrounding land uses. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 28 - U-0017-02

MINUTES - Continued:

JESUS M. CHAVEZ, 1622 Kippling Circle, Westminster, California, appeared in order to represent the application. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval, but asked if this request is subject to a review. MR. REED answered that it is not subject to a review. MR. FARLOW felt there should be a review because of the location.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:51 - 9:53)

2-1150

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0018-02 - WEINGARTEN NOSTAT, INC. ON BEHALF OF TESORO REFINING AND MARKETING - Request for a Special Use Permit FOR GASOLINE SALES AT A PROPOSED FUEL KIOSK (MIRASTAR FUEL) located adjacent to the south side of Charleston Boulevard, approximately 1,070 feet west of Arville Street (APN: 162-06-110-004), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as her firm is under contract to do the development on this project and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this fuel kiosk meets the qualifications and requirements for approval of a Special Use Permit. This use is consistent with the approved redevelopment of this site. Staff recommended approval, subject to the conditions.

ADAM ROARK, CEI Engineering, Inc., 3317 Southwest I Street, Bentonville, Arizona, appeared on behalf of Tesoro Refining and Petroleum Company. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 29 - U-0018-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared to ask the definition of a fuel kiosk. MR. ROARK explained that it is a manned 210-square foot building that houses an attendant. It is just a small building. He showed a picture of the kiosk on the monitor.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:53 - 9:56)

2-1260

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.040 for a service station use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0075-62) and Site Development Plan Review [Z-0075-62(16)].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. If not already constructed by the Master Developer, construct the full width of all driveways necessary to connect this site to Charleston Boulevard and sufficient on-site asphalt pavement to provide two-way traffic between this site and the abutting public streets concurrent with development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0020-02 - HYNDS PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTH OF HEAVEN, LIMITED LIABILITY COMPANY -
Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO located at 3281 North Decatur Boulevard (APN: 138-12-813-001), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI brought this item forward after Item 14 [TM-0005-02] and declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that this tattoo parlor/body piercing studio would be located within a suite of a recently constructed retail office building in the Red Feather Shopping Center. The floor plan depicts two tattoo booths, a piecing booth, a private booth, a sterilization room, a restroom/storage closet, and seating/waiting/reception in the front and center areas of the suite. The front reception area would be used to display accessory jewelry and similar merchandise. This use would not adversely affect the current or future surrounding land uses. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 30 - U-0020-02

MINUTES - Continued:

DONNY PURSARD, 4317 Cobble Hill Way, North Las Vegas, appeared in order to represent the application. He concurred with staff's conditions.

COMMISSIONER EVANS asked what type of merchandise the applicant plans to sell. MR. PURSARD responded that it is basically body jewelry, perhaps a clothing line. There are not going to be any tobacco related products sold.

(8:59 - 9:02)

2-2750

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All Health District regulations must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0021-02 - JOHN D. BAYER, INC. ON BEHALF OF YAN HONG LIU - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (CHINA BUFFET) located at 2301 West Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the Zoning Code establishes the criteria for the approval of the alcohol related uses. The code requires a restaurant/service bar to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children or City park as measured from property line to property line. In this case, there is no protected use known to be within the minimum distance requirement. This restaurant/service bar can be conducted in a manner that is harmonious and compatible with development in the area. Staff recommended approval, subject to the conditions.

JOHN D. BAYER, John D. Bayer, Inc., 4270 South Decatur Boulevard, #B-6, appeared on behalf of and with YAN HONG LIU, 8165 Dinsmore Drive. They concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 31 - U-0021-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(9:56- 9:57)
3-1356

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Title 19A.04.050 for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. Conformance to all applicable Conditions of Approval for Rezoning (Z-0058-66 and Z-0044-84) and subsequent site-related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0024-02 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TAVERN AT 450 FREMONT STREET (NEONOPOLIS); AND FOR A WAIVER OF THE MINIMUM 1,500 FOOT SEPARATION REQUIREMENT FROM RELIGIOUS FACILITIES, TAVERNS AND A SCHOOL (APN: 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as his law firm represents Prudential on licensing matters, TRUESDELL abstaining as a building his firm manages is within the notification area, and QUINN excused

To be heard by the City Council on 5/1/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated this property is currently zoned C-2 (General Commercial), which allows taverns as a permitted use with a Special Use Permit. This tavern will be part of the Neonopolis Entertainment project. Section 19A.04.050(B) of the Las Vegas Zoning Code allows for waivers of the minimum distance separation for taverns as long as they are within the Downtown Casino Overlay District. This tavern use within the Neonopolis Entertainment Center is an appropriate use for high intensity retail and entertainment center. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 32 - U-0024-02

MINUTES - Continued:

ALICIA ASHCRAFT, Jolly Urga Worth and Woodbury, 3800 Howard Hughes Parkway, 16th Floor, appeared on behalf of the applicant. She agreed to staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:57 - 10:00)

3-1409

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code Requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SD-0012-02 - JAIME AND YOLANDA PORTILLO, ET AL -
Request for a Site Development Plan Review TO ALLOW SIX 4-PLEX APARTMENT BUILDINGS AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING on 0.91 acres located adjacent to the southwest corner of Bonanza Road and Thirteenth Street (APN: 139-35-111-001 through 004), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - ABEYANCE to the 5/9/2002 Planning Commission meeting - UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that this site is currently vacant. The applicant proposes to construct six apartment buildings in the west portion of the site. Existing palm and deciduous trees along the west property line will be combined with new landscaping to form a 20-foot wide planter along the west property line. Along the front property line, six feet of landscaping will be placed on-site, with an additional 15 feet along Thirteenth Street. Planters varying in width from six feet to 15 feet are shown along the north and south property lines. A 37-space parking lot with one-way access drives to Thirteenth Street is shown in the east portion of the site. The elevations depict two-story structures with stucco exteriors and a concrete tile roof. Interior staircases will provide access to second floor units. This development complies with the density, setback and height standards of the R-3 (Medium Density Residential) zoning district. The location, size and materials of the landscaping areas comply with the Landscape, Wall and Buffer Standards. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 33 - SD-0012-02

MINUTES - Continued:

RUSSELL BULLOCK, 4724 Colombine Drive, North Las Vegas, appeared on behalf of the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. He was fearful this will be a detriment to the neighborhood in a few years inasmuch as there is not going to be a play area. In his neighborhood the children utilize the school playground. There is no school around Bonanza and 13th Street for the children to play in. He objected to reducing the amount of landscaping. This area has 28-foot wide streets.

BONNIE BRADLEY, President, Arbor Hill Neighborhood Association, appeared in protest. There are no playgrounds in this area. This density is too high for the property. None of the apartment building owners in the area are members of the Arbor Hill Neighborhood Association.

AL GALLEG0, Citizen of Las Vegas, appeared in protest. This property is very steep and full of caliche. There will have to be a lot of steps in the stairways to reach the second floor, which will make it difficult to carry furniture to the apartments. In addition, parking is unfavorable in the area. He asked the location of the trash dumpsters. CHAIRMAN GALATI responded that they have indicated trash dumpsters in three locations on the property.

MR. BULLOCK appeared in rebuttal. The trash dumpsters will be enclosed with brick. There will be adequate off-street parking. There will be 30 feet of landscaping between the first building and the curb. On the south side of the property line there is a five-foot setback from the property line. The landscaping code states a six-foot setback, so that is the only reduction. The landscaping and design of the building will improve the neighborhood.

COMMISSIONER GOYNES felt that within approximately five years this complex will deteriorate. Most of the property owners in that area buy the buildings, but do not maintain them as they live out of town. This density is too high for this site.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 33 - SD-0012-02

MINUTES - Continued:

COMMISSIONER EVANS was aware of the fact this property is on a hill and that the views from the property could be outstanding. The reduction in landscaping is due to the unique layout of the property. There is a need for apartments in the area.

CHAIRMAN GALATI felt there should be open space on the premises for the children to play.

COMMISSIONER McSWAIN felt that the elevations were nice, but there needs to be more open area. MR. BULLOCK responded that they changed one four-plex into a duplex. With more open space he was unsure if this project would be feasible.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:00 - 10:19)

3-1530

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: APRIL 11, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - Z-0053-64(9) AND Z-0030-73(2) - SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 70,000 SQUARE FOOT OFFICE BUILDING on approximately 8.0 acres located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue (APN: 162-04-401-001 and 002), P-R (Professional Offices and Parking) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the applicant is proposing to construct a two-story office structure and a new parking lot in the north portion of the site. Existing office buildings are to the east and to the west. An existing driveway provides access to the site from Rancho Drive. There is landscaping along the street frontages and in planters within the existing parking lot. The applicant proposes to place additional landscaping in the new parking areas and within a planter along the north property line. The elevations depict a two-story structure with a plaster exterior featuring ceramic tile accents. The location of the building is in compliance with the setback requirements of the P-R (Professional Office and Parking) zoning district. Additionally, the applicant has submitted elevations which indicate compliance with the Residential Adjacency Standards. This structure is compatible with the existing office buildings in the area. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 34 - Z-0053-64(9) AND z-0030-73(2)

MINUTES - Continued:

ED VANCE, JMA Architecture Studios, 10150 Covington Cross Drive, appeared in order to represent the owner. He concurred with staff's conditions.

MARYLYN SUMNER, Glen Heather Estates, 2004 Birch Street, appeared in approval. The applicant has been working very well with the residents.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:19 - 10:22)

3-2280

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0071-98(5) - GERALDINE HUGHES - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 25,200 SQUARE FOOT MINI-STORAGE FACILITY on 1.74 acres located adjacent to the south side of Vegas Drive, approximately 100 feet west of Pyramid Drive (APN: 139-30-501-003), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions and Condition 13 amended to add:

- *Unless it is determined that such drainage study is not necessary by the Flood Control Division.*

- UNANIMOUS with QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated that the plan indicates a 147-unit mini-storage facility consisting of four structures is proposed for the parcel. A 20-foot wide planter with palm trees spaced 20 feet on center and shrubs is shown along Vegas Drive. Eight-foot

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 35 - Z-0071-98(5)

MINUTES:

wide planters are shown along the three remaining property lines. The elevations for the mini-storage facility indicate a stucco exterior with a flat roof. The perimeter landscape planters are a sufficient size and contain trees and shrubs that are spaced in accordance with the Landscape, Wall and Buffer Standards. The applicant has requested a waiver of the parking lot landscaping requirements. Because the parking lot is enclosed by the mini-storage security fence, staff recommended approval of the waiver. The stucco exteriors are compatible with the existing residential development in the area. Staff recommended approval, subject to the conditions.

CRAIG MOORE, 4427 Via Torino Street, appeared on behalf of the applicant. He has redrawn the plans to show the eight-foot buffers around the entire interior of the project. There is a 20-foot wide planter where a 15-foot wide planter is required on the front of the property. The drawings show plants in the eight-foot rear and side. He requested to have those removed and in return put the palm trees in the front with four-gallon shrubs for every palm tree. The buildings are stuccoed and in the front there will be two-foot wide six-inch form-outs to break up the stucco surface. There will be a short split-faced masonry wall on the west end with a fluted masonry cap. In addition, there will be stripe on the front of the building. He concurred with staff's conditions, except the requirement for a drainage study, but was told by staff that it would not be necessary since only four house lots would be affected. The drainage study would cost approximately \$10,000. The parking lot will be lit with sconce-type lights on the building.

BART ANDERSON, Public Works, said the City's Flood Control Division has requested a drainage study be submitted. However, there may be some mitigating circumstances to change that requirement. He suggested modifying Condition 13 to state: *Unless it is determined that such drainage study is not necessary by the Flood Control Division.*

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:22 - 10:32)

3-2434

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 35 - Z-0071-98(5)

CONDITIONS - Continued:

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
8. Any new security fence shall be a decorative block wall with at least 20 percent contrasting materials and with a maximum height of eight feet. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 35 - Z-0071-98(5)

CONDITIONS - Continued:

12. If entry gates are proposed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for Z-71-98 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SNC-0001-02 - NEVADA POWER COMPANY - Request for a Street Name Change FROM: CHUCK LENZIE COURT TO: STEVE RIGAZIO COURT generally located north of Sahara Avenue, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Condition For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to condition - UNANIMOUS with GALATI and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant's justification letter states that the purpose of this street name change is to honor the recently deceased President of the Nevada Power Company, STEVE RIGAZIO. CHUCK LENZIE, for whom the street is currently named after, is in full support of this request. Staff recommended approval, subject to the conditions.

MICHELLE BALTZ, 6260 West Sahara Avenue, appeared with RICHARD CARLSON on behalf of the application.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 36 - SNC-0001-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:31 - 10:32)

3-2869

CONDITIONS:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change, including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0020-02 - SOUTHWEST HOMES, LIMITED - Petition to vacate U.S. Government Patent Reservation generally located adjacent to the north side of Elkhorn Road, between Campbell Road and El Capitan Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with QUINN excused

To be heard by the City Council on 5/15/2002.

NOTE: ANDREW REED, Planning and Development, stated staff just received a request to have this item pulled forward on the agenda. Subsequently, this item was heard after Consent Item 4.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 4 and declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the relinquishment of these Patent Reservations will not adversely affect any abutting parcels and all of the parcels containing the Patent Reservations are currently undeveloped. Staff recommended approval, subject to the conditions.

JAN MICHELS, Stantec Consulting, 6763 West Charleston Boulevard, appeared on behalf of the applicant. She appreciated having this item pulled forward on the agenda and concurred with the conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 37 - VAC-0020-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:10 - 6:13)

1-318

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Development of these sites shall comply with all applicable conditions of approval for the Z-0076-98(26).
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0021-02 - JAMES MACK - Petition to vacate excess right-of-way not required for O'Hare Avenue generally located west of El Capitan Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as Sterling S. Development is involved with this application and a client of her firm, and QUINN excused

To be heard by the City of Las Vegas on 5/15/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will not eliminate any public access to any abutting parcels and the right-of-way is deemed unnecessary by City staff. The right-of-way is currently formed by the realignment of O'Hare Avenue. Staff recommended approval, subject to the conditions.

MICHAEL DRAPER, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 38 - VAC-0021-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10-32 - 10:33)
3-2928

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0022-02 - O'HARE SPRING, LIMITED LIABILITY COMPANY, ET AL - Petition to vacate portions of Campbell Road and Jakes Place generally located south of Log Cabin Way, west of El Capitan Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as Sterling S. Development is involved with this application and a client of her firm, and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

CHAIRMAN GALAI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will not eliminate any public access to any abutting parcels and the right-of-way is deemed unnecessary by City staff. The right-of-way is currently undeveloped and will facilitate a proposed development that has been approved for this site. Staff recommended approval, subject to the conditions.

MICHAEL DRAPER, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 39 - VAC-0022-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10-33 - 10:35)
3-3080

CONDITIONS:

1. This Petition of Vacation shall be modified to delete those portions of right-of-way required for any terminating cul-de-sacs, knuckles, or elbows in connection with the proposed El Capitan/O'Hare and Spring Mountain Ranch – Unit 60 subdivisions.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

NON PUBLIC HEARING - Z-0068-85(61) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF TRIAD DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 69,000 SQUARE FOOT OFFICE DEVELOPMENT CONSISTING OF 10 BUILDINGS on 7.50 acres located adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-008), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as the applicant is a client of his law firm, TRUESDELL abstaining as his firm manages Tech Park, Phase 1, and QUINN excused

To be heard by the City Council on 5/15/2002.

MINUTES:

TROY JESCHKE, Planning and Development, stated that access to this site will be from four driveways: two onto Smoke Ranch Road and two onto Cathedral Rock Drive. The easternmost drive for each will serve as the main entrance with decorative brick features at the entry points and a large roundabout near the center of the property. Ten buildings will be situated along the street frontages of Smoke Ranch Road and Cathedral Rock Drive with parking towards the interior. A group of three buildings lies in the center surrounding a small park area. The submitted landscape plan depicts appropriate landscape planters on the site perimeters. However, the amount of landscaping is deficient. Therefore, staff has added conditions

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 40 - Z-0068-85(61)

MINUTES - Continued:

regarding additional landscape materials. The submitted building elevations portray E.I.F.S. stucco wall construction with sandstone accents and a flat roof. The building will have design features such as metal suspended canopies and multi-planter building faces. Staff recommended approval, subject to the conditions.

DOUGLAS CROOK, Triad Development, LLC, 3960 Howard Hughes Parkway, Suite 750, appeared in order to represent LB LVTC II, LLC.

There was no further discussion.

(10:35 - 10:38)

2-3080

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the southeastern most structure (Building E) be moved to the corner and the parking spaces be relocated to the north of the building to provide visual consistency along the Smoke Ranch Road corridor.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along all public rights-of-way; and a minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along interior property boundaries.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to provide one additional parking lot landscape finger island with one 24-inch Box tree in front of buildings 'C', 'D', 'E', 'F', 'J', and 'K'.

PLANNING COMMISSION MEETING OF APRIL 11, 2002

Planning & Development Department

Item 40 - Z-0068-85(61)

CONDITIONS - Continued:

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF APRIL 11, 2002
Planning & Development Department
Item 40 - Z-0068-85(61)

CONDITIONS - Continued:

14. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

15. Construct all incomplete half-street improvements (sidewalk) on Cathedral Rock Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system at Rock Springs Drive and Smoke Ranch Road concurrent with development of this site.
16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
17. Sewer service for this site shall be shown in accordance with one of the following three alternatives:
 - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this site.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access including the possible relocation of the proposed western most driveway out to Smoke Ranch Road, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved drainage plan/study.



**PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 11, 2002**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

AL GALLEGO, Citizen of Las Vegas, asked the Commissioners to come to his home when the children are home after school to see what happens to a neighborhood that does not have a playground. The children play in the streets. He objected to developments being approved without a play area for the children.

TODD FARLOW, 240 North 19th Street, concurred with MR. GALLEGO's statement in regard to the lack of playgrounds for the children. The older neighborhoods need areas for the children to play in, either in the immediate area or at a nearby school.

MEETING ADJOURNED AT 10:40 P.M.

Respectfully submitted:

DEENY ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK